

VICINITY MAP

GATED EMERGENCY GRAVEL ACCESS PATH WITH KNOX BOX
 EXISTING 60' R.O.W.
 MIN. 16CY COMPACTER AREA & 288SF RECYCLING AREA RESERVED TO BE BUILT IN FUTURE AS NEEDED
 MAIL CENTER & BIKE LOCKER

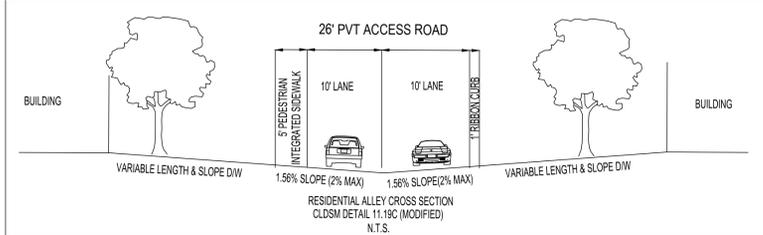
PROP. 2'-6" C&G, 8' LANDSCAPE STRIP, 6' SIDEWALK ALONG HARRIS HOUSTON ROAD FRONTAGE
 GUEST PARKING
 DEVELOPMENT MONUMENT SIGN
 30' FRONT SETBACK
 PRIVATE ALLEY A
 BUILDING O 5 UNITS
 BUILDING N 6 UNITS
 BUILDING I 7 UNITS
 BUILDING H 8 UNITS
 BUILDING L 8 UNITS
 BUILDING K 3 UNITS
 BUILDING J 3 UNITS
 BUILDING C 5 UNITS
 BUILDING B 6 UNITS
 BUILDING F 6 UNITS
 BUILDING E 8 UNITS
 BUILDING D 5 UNITS
 BUILDING G 6 UNITS
 BUILDING M 6 UNITS
 BUILDING P 3 UNITS
 BUILDING A 6 UNITS

PROP. SINGLE STORY MULTI-FAMILY BUILDING (TYP.)
 RESIDENT PATIOS (TYP.)
 LEASING OFFICE & MAINTENANCE BUILDING
 EXISTING DUKE ENERGY TRANSMISSION EASEMENT
 EXISTING DUKE ENERGY TRANSMISSION POLE
 50' CLASS C BUFFER (REDUCED TO 37.5' WITH WALL, FENCE, OR BERM)
 50' SWIM BUFFER
 100' POST CONSTRUCTION STORMWATER ORDINANCE BUFFER & MECKLENBURG COUNTY PARK & RECREATION DEPARTMENT FUTURE GREENWAY USE
 50' CLASS C BUFFER

PURPOSE: THE CONDITIONAL DISTRICT ZONING OF (3) PARCELS TOTALING 21.08 ACRES FOR THE PURPOSES OF MULTI-FAMILY HOUSING.
 WORK TO INCLUDE 91 SINGLE-STORY MULTI-FAMILY APARTMENT DWELLINGS.

NOTES: SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.

DEVELOPMENT DATA TABLE:	
PARCEL INFORMATION	
ADDRESS	3223 HARRIS HOUSTON ROAD
TAX PARCEL ID	05107104, 05107109, 05128180
CURRENT ZONING/USE	R-3 / VACANT, SINGLE FAMILY
PROPOSED ZONING/USE	R-8 MF (CD) / MULTI-FAMILY RESIDENTIAL
SITE DATA	
TOTAL AREA:	±21.08 ACRES
OPEN SPACE REQUIRED	10.54 ACRES (50%)
OPEN SPACE PROVIDED	10.54 ACRES (50%)
RESIDENTIAL DWELLINGS	91
PROPOSED MAXIMUM DENSITY	91 UNITS/21.08 ACRES = ±4.31 DU/AC
PROPOSED BUA	±7.88 ACRES (37.3%)
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40', PROVIDED - 20' (1-STORY)
MAXIMUM FAR	0.5
NATURAL AREA/TREE SAVE REQUIRED	3.16 ACRES (15%)
NATURAL AREA/TREE SAVE PROVIDED	3.16 ACRES (15%)
PARKING DATA	
AUTO PARKING REQUIRED	137 (1.5 SPACE/UNIT)
BICYCLE PARKING REQUIRED	5 (SHORT TERM), 0 (LONG TERM)
AUTO PARKING PROVIDED	205 SPACES
GARAGE	91
DRIVEWAY	91
GUEST	23
BICYCLE PARKING PROVIDED	5 (SHORT TERM), 0 (LONG TERM)
SETBACKS, BUFFERS, TREE SAVE	
PERIMETER BUILDING SETBACKS	FRONT SETBACK: 30' (ALONG HARRIS HOUSTON ROAD)
PERIMETER BUFFERS/YARDS	SIDE YARD: 20' REAR YARD: 50' BUFFER: CLASS C - 50' (SEE PLANS FOR AREAS REQUIRING BUFFER)



OWNER: MICHAEL STONEBURNER
 PARCEL ID: 05134198, 05128179
 ZONING: R-3

PARCEL ID: 05134101 - 05134113
 ZONING: R-3

PARCEL ID: 05128150 - 05128152
 ZONING: R-3

PROPERTY LINE
 EXISTING STREAM TO BE PRESERVED
 50' SWIM BUFFER

PARCEL ID: 05128211 - 05128216
 ZONING: R-3

PROJECT TEAM:

Redwood
 REDWOOD HARRIS HOUSTON
 3223 HARRIS HOUSTON ROAD
 CITY OF CHARLOTTE
 CHARLOTTE, NC 28262

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 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NC203000
 DRAWN BY: ATZ
 CHECKED BY: DR
 DATE: 4/9/20
 CAD I.D.:

REZONING PLANS

FOR

Redwood

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 CITY OF CHARLOTTE
 CHARLOTTE, NC 28262

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SHEET TITLE:
CONDITIONAL REZONING: CONCEPTUAL SITE PLAN

SHEET NUMBER:
RZ1.0

ORG. DATE - 3/12/20

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